

Property address: 6231 PA-88 Finleyville, PA 15332

Photo Report of Koteles Garage

Site Inspection Date: 06/10/2020

Inspector: Nathan Marcus, E.I.T.

Prepared for: Levandosky v. Koteles Dispute

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Sign identifying business on front of lot on PA State Route 88

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Mailbox with street address of property. Mismatched unpainted wood holding it up.

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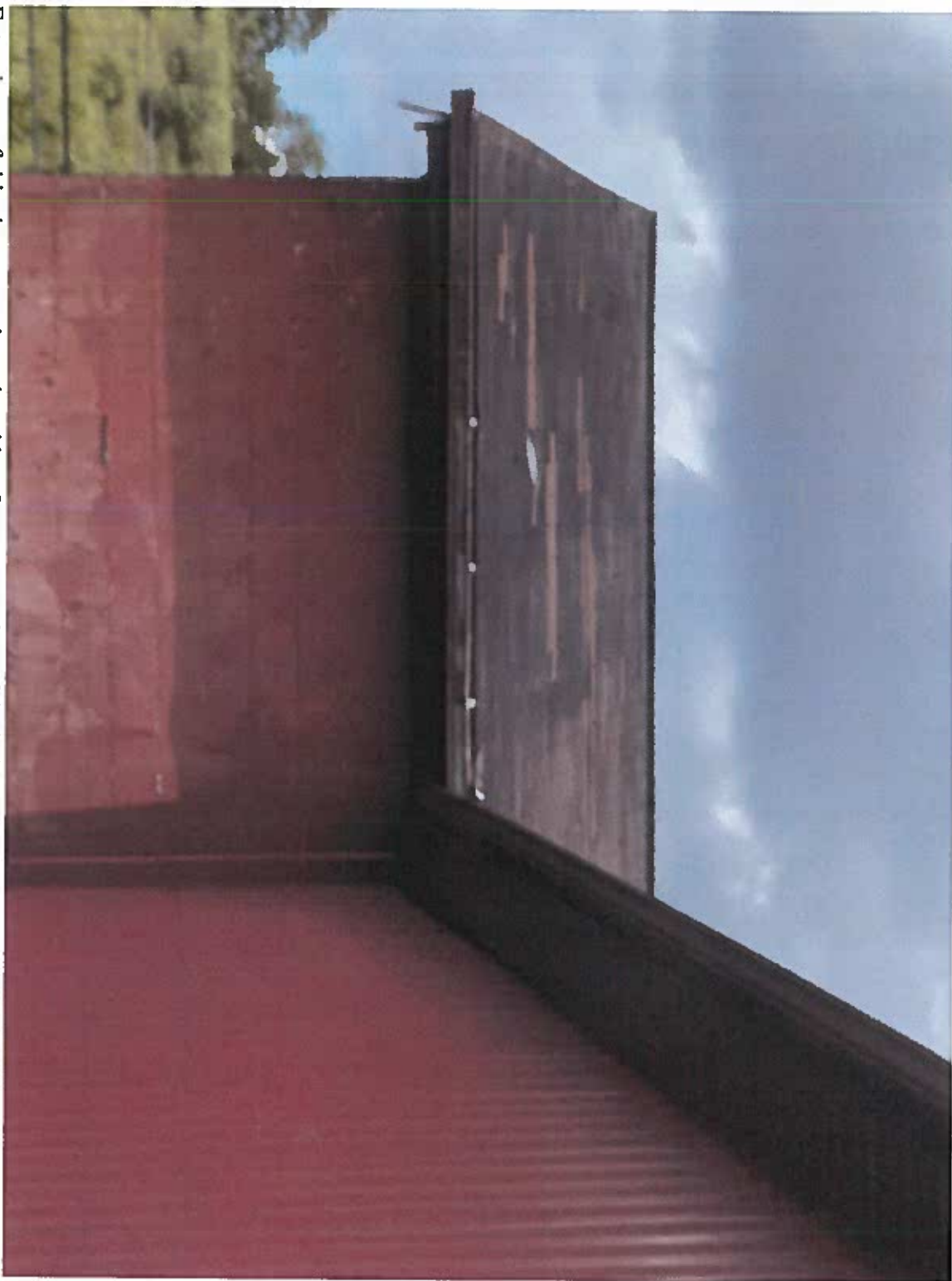
Overall view of the front of the property. Lot is unpaved. The gravel is thin. Parking spots are unpainted. Exterior lights were not confirmed to be operational during the site visit.

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Roof sagging is visible from the front view of the building's roof shingles.

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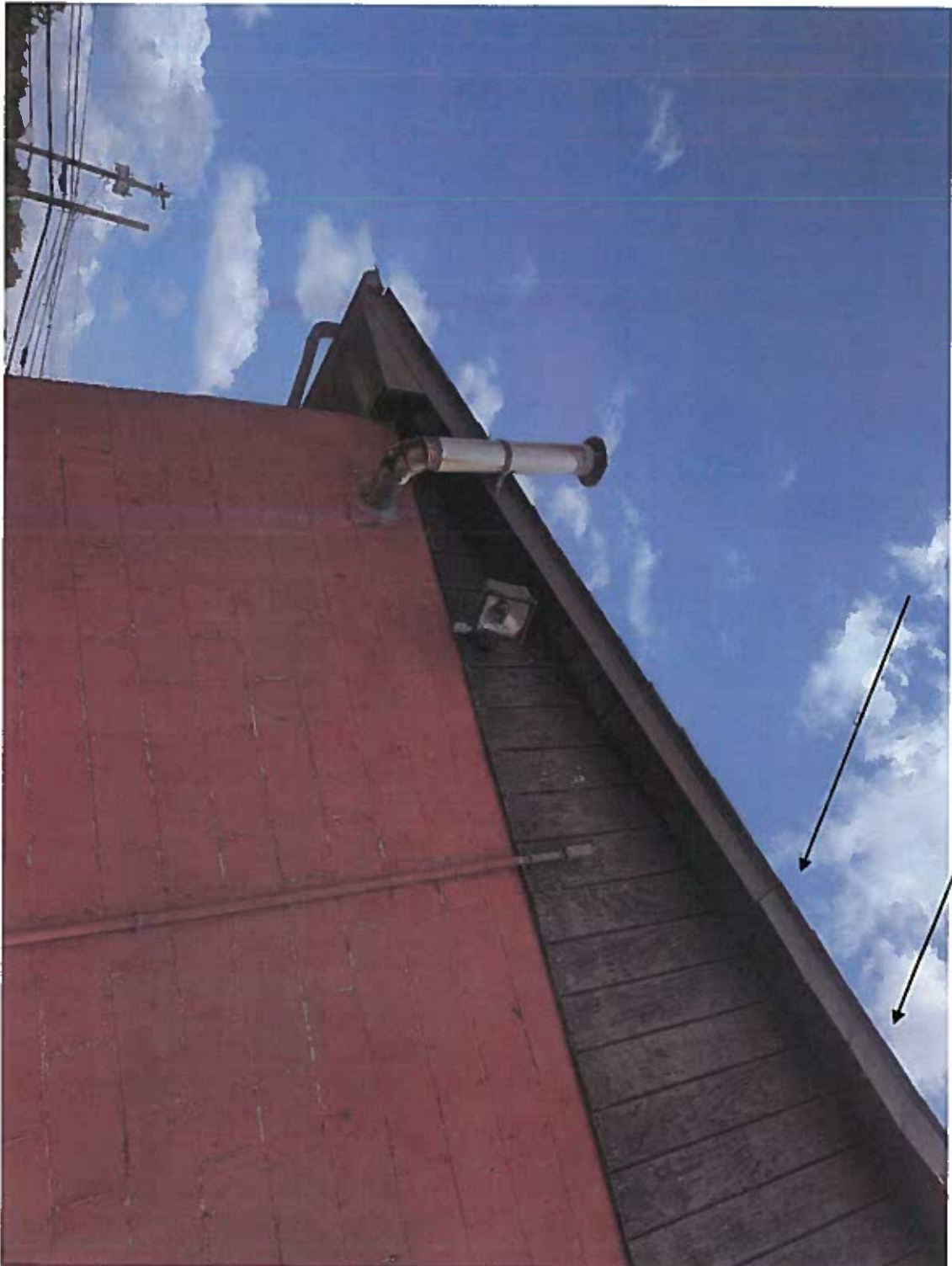
Extensive roof shingle wear and tear is evident from a rear view of the building facing towards PA SR-88

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Unrepaired damage at the lower corner of the roof.

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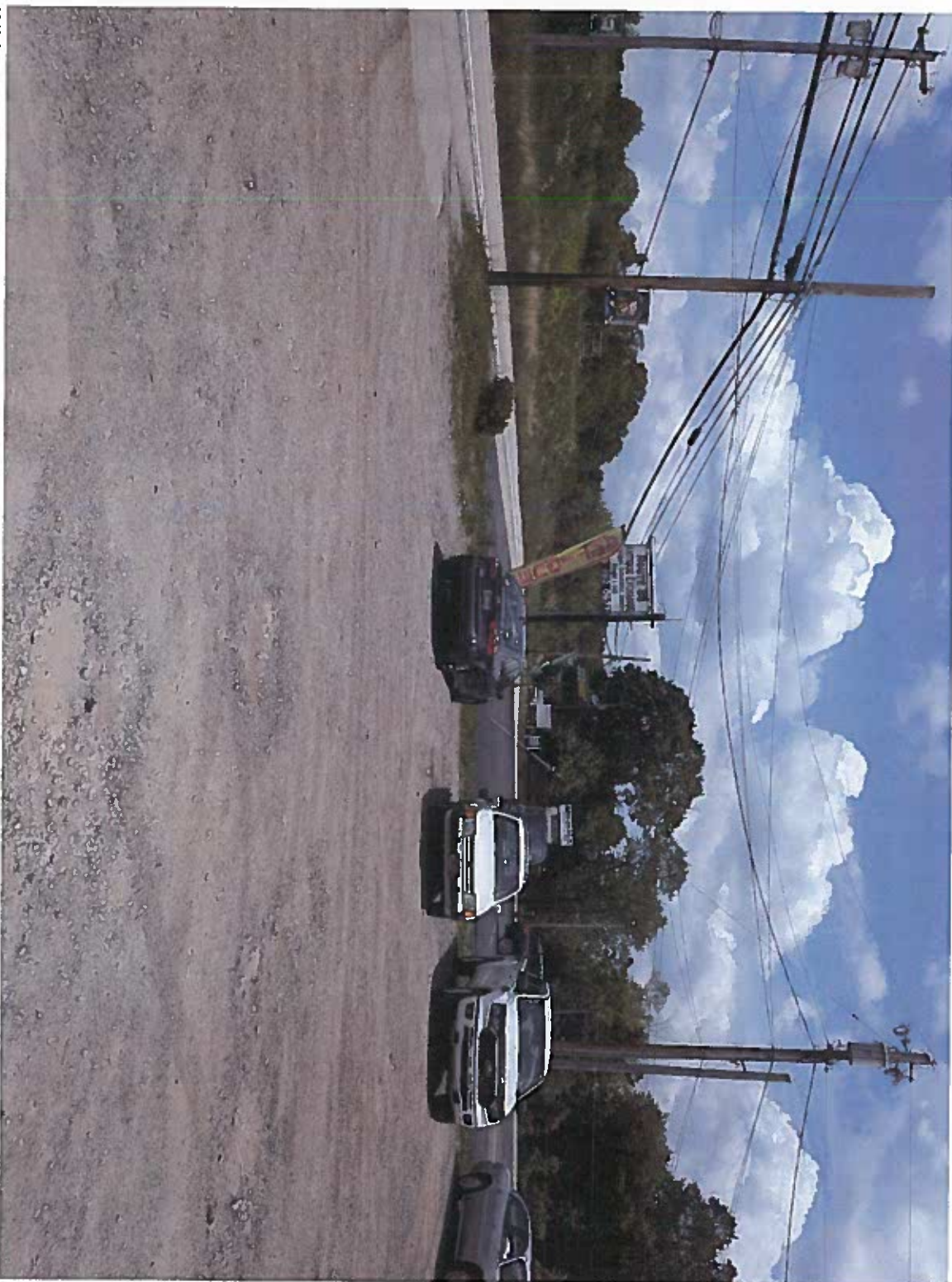
Brown flashing is pulling away from the roof line

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Trim pulling away from the building. External light above the trim was not confirmed to be operational.

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Wide overview of front lot. Note the holes, ruts, and defects in the parking lot.

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Damage to cement pad near front door.

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Cracking pavement near the access transition between SR-88 and Koteles Garage

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Loose pile of gravel near front parking spot. Note how thin the parking lot gravel is.

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Additional cracking in the front parking lot.

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Overall view of front garage bays. Some damage at lower portions of brick pillars can be seen.

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Building damage and cracking between front garage bays.

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Roof downspout is unsecured from the building. There is wall damage and pavement cracking in front of garage doors.

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Properly secured downspout on rear of building. However, note the uncut grass and weeds near building.

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Extremely rusty rear door in need of paint. Grass needs cut. Additional views of trim pulling away above rear garage doors.

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Wooden roof panels are in need of painting.

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Rusty door. Unpainted trim.

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Rusty door, unpainted trim, plants growing under trim.

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Damaged lower door plate view #1

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Damaged lower door plate view #2

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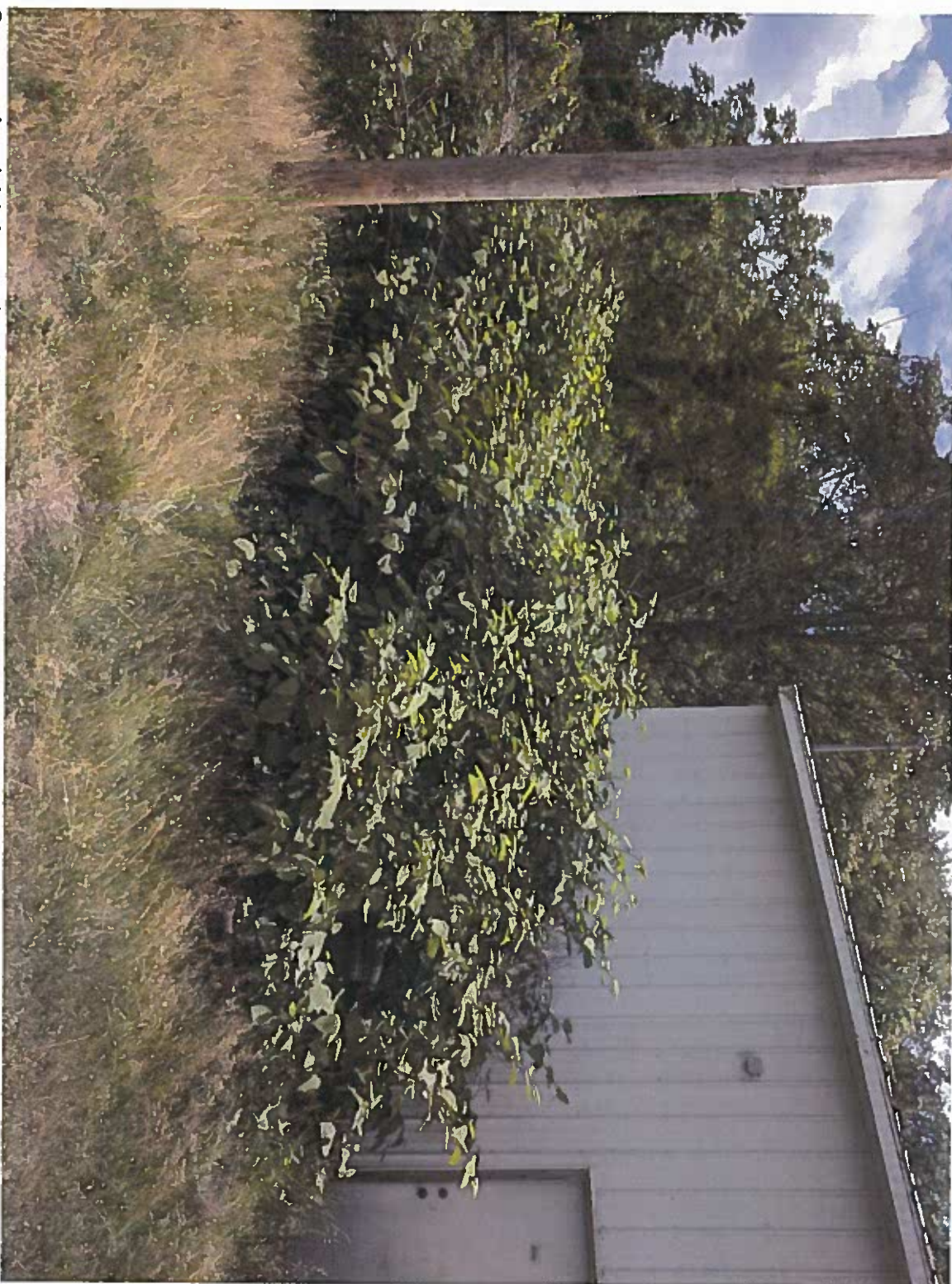
Door striker plate damage

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Bent / damaged wood around door frame.

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Overgrowth and debris near the white shed on the rear of the property.

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Overgrowth and debris near the white shed on the rear of the property. Notice the rear door condition.

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Rotting wood located around rear wooden door.

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Large burn mark in the ground adjacent to the rear white shed.

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Cracking above the front entry door adjacent to the property's front garage bays.

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Extensive wear and tear on front entry door for customers. Rusty, needs repainted, damaged striker plate.

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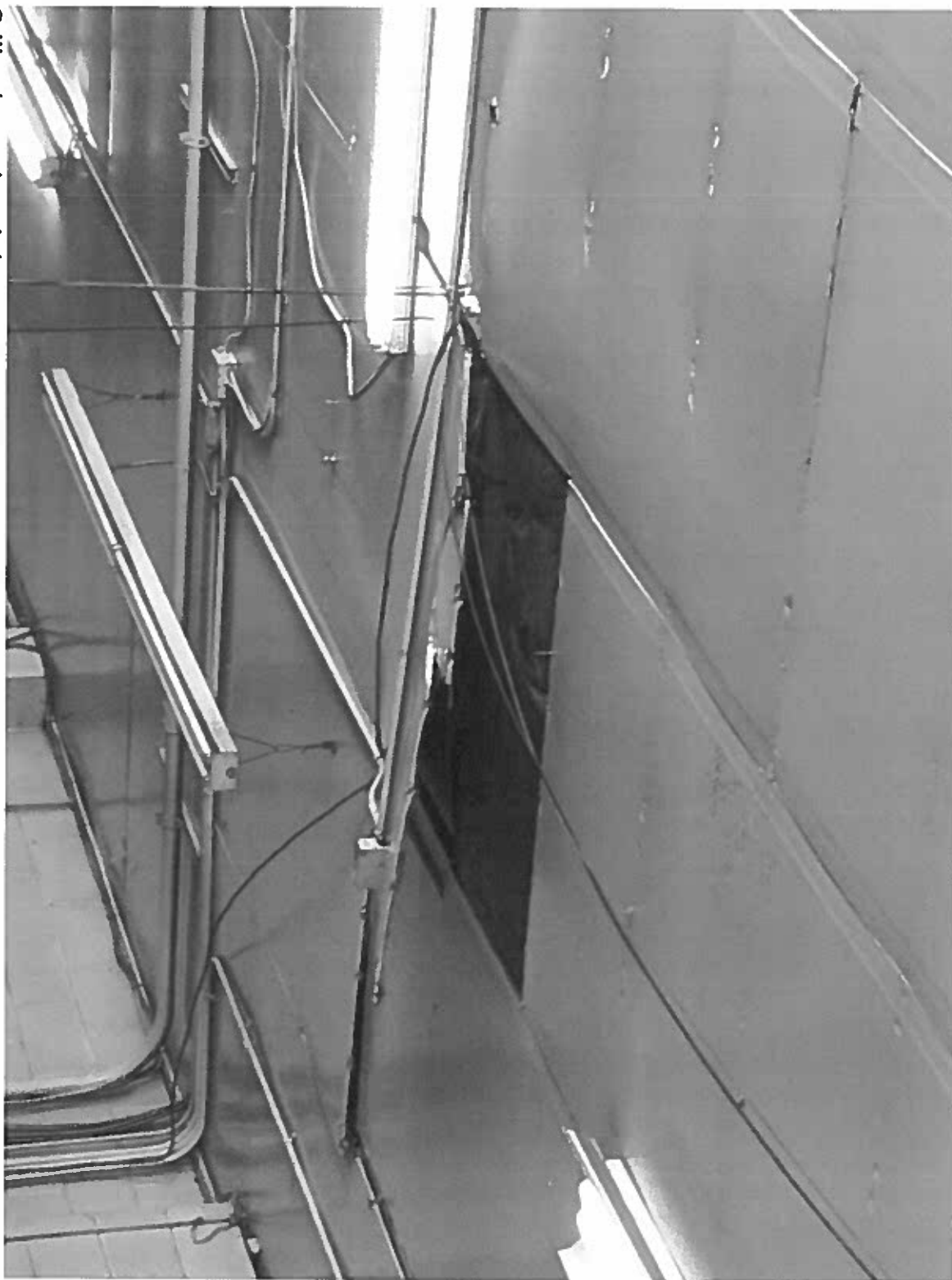
Ceiling damage in main bay area.

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Ceiling damage in main bay area.

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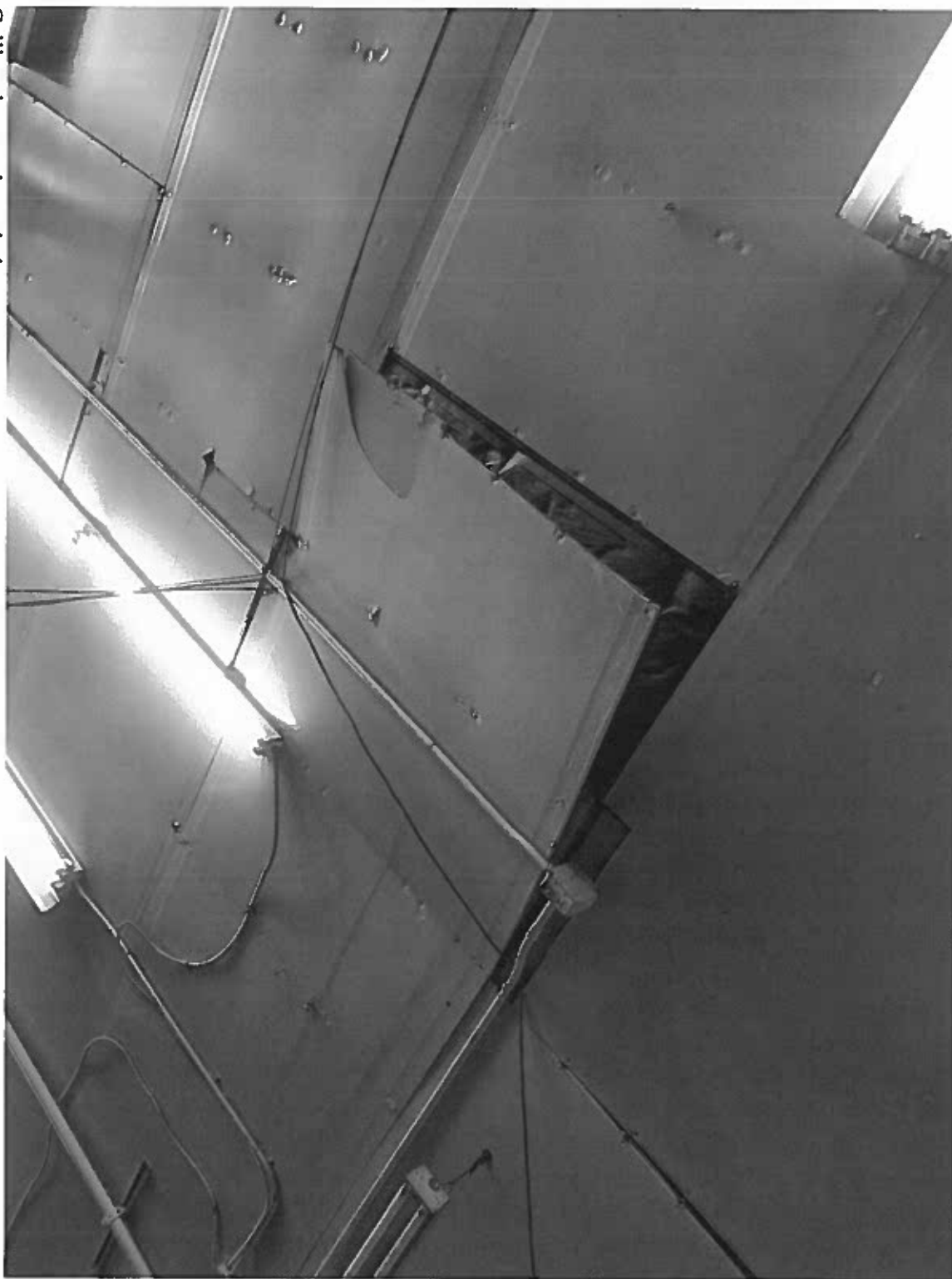
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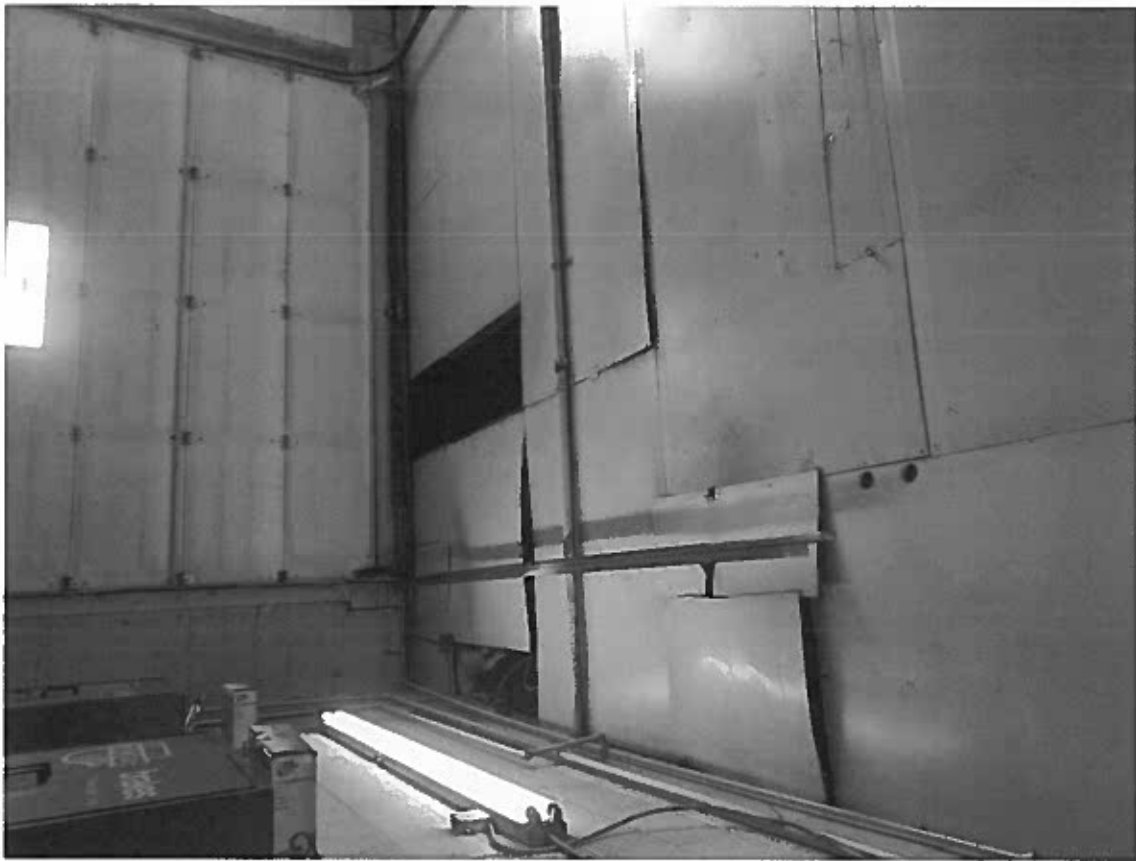
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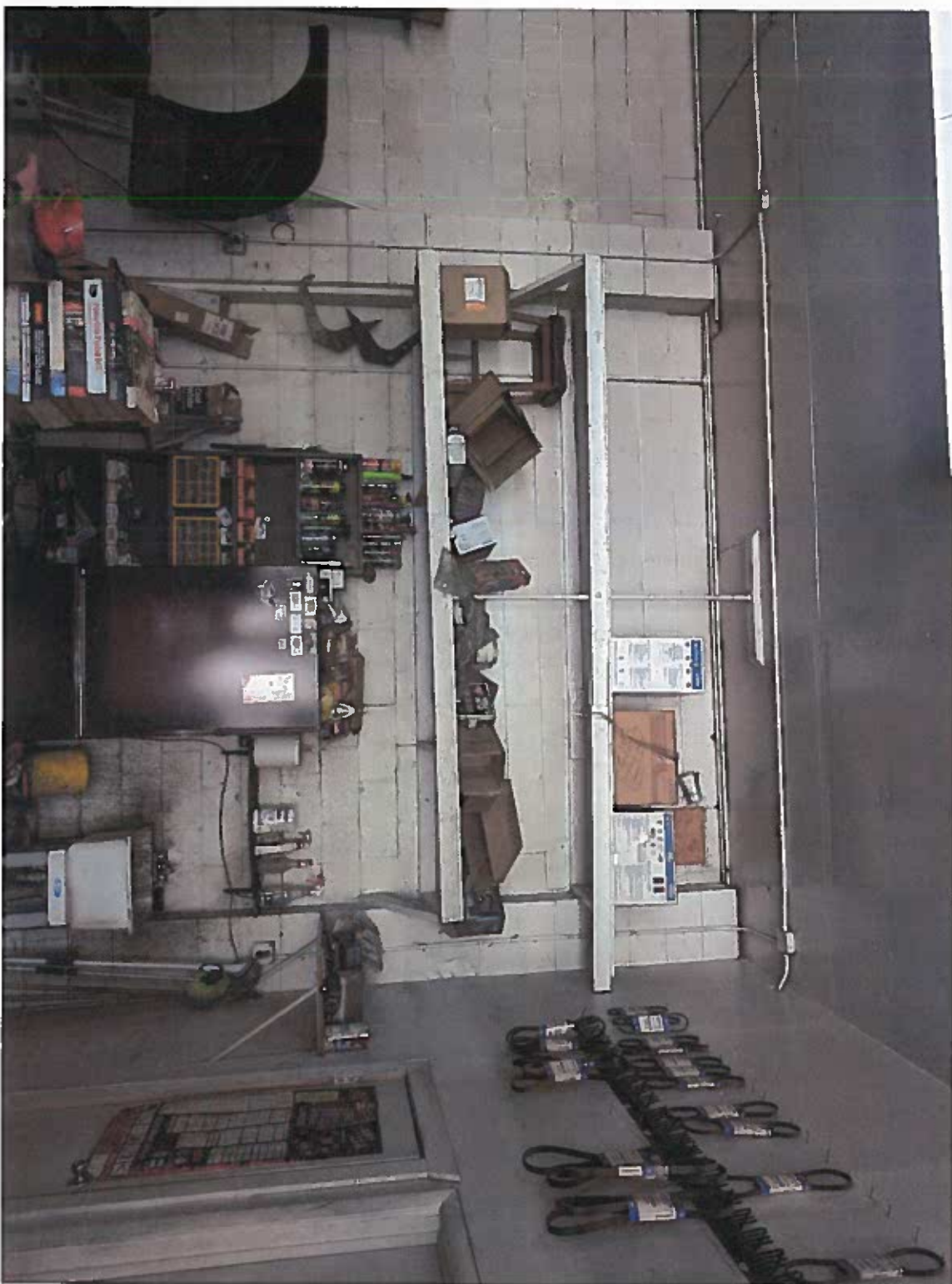
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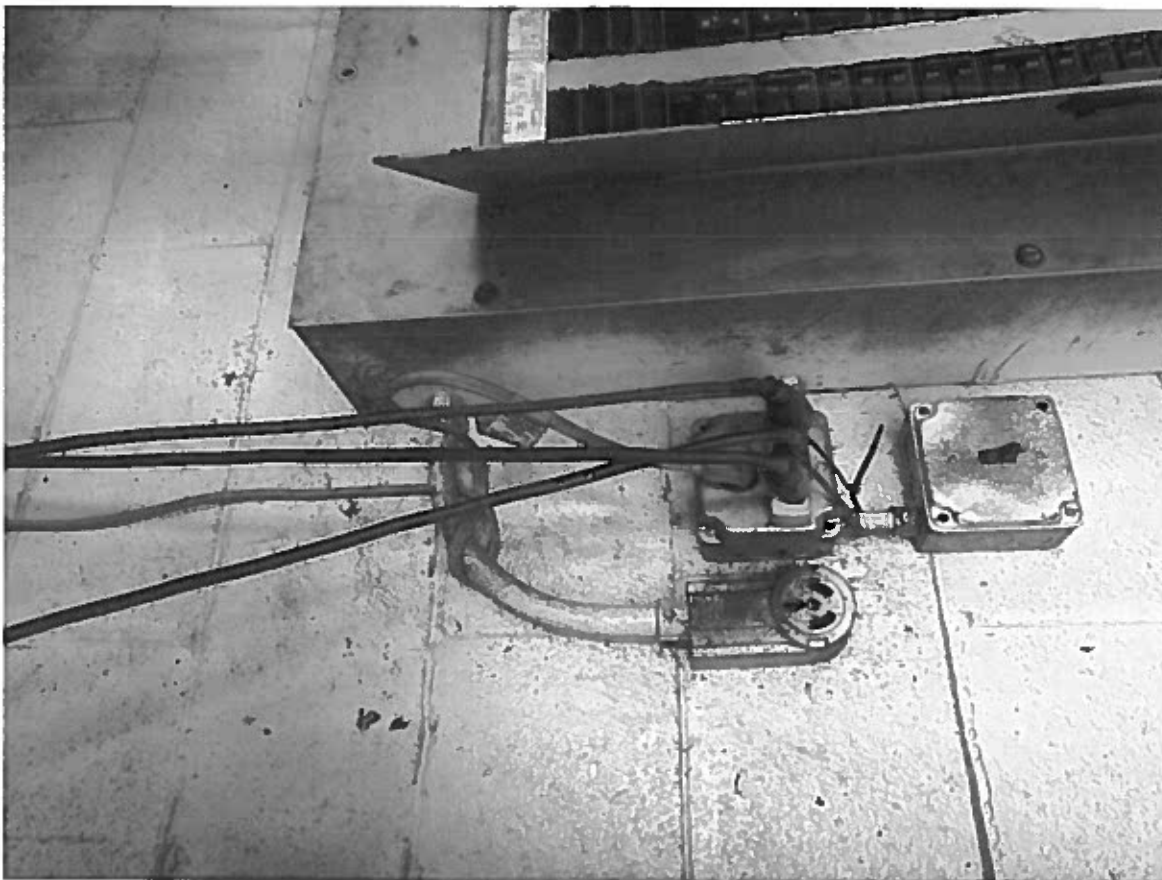
Crooked shelving. Previously overloaded?

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Highly loaded single circuit.

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Burn mark or exhaust located on wall of the main bay.

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Only five extinguishers found in the main bay placed in misc equipment pile on floor. Extinguishers not clearly marked where located.

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Missing light switch cover in rear white building.

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Missing light switch cover in rear white building. Old partially charged fire extinguisher.

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Old partially charged fire extinguisher. Only fire suppression found in rear white building. Where burn mark was found in ground outside adjacent to the structure.

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Old partially charged fire extinguisher. Only fire suppression found in rear white building. Where burn mark was found in ground outside adjacent to the structure.

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Old partially charged fire extinguisher. Only fire suppression found in rear building.

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Old partially charged fire extinguisher. Only fire suppression found in rear building.

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Oil stain and floor cracking in rear white building.

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Oil spill absorbing material left on the floor in the rear white building.

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Open oil containers and oil spill absorbant material left on the floor.

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Cracking seen in shop floor area.

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Moderate damage to this main bay garage door.

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Dumpster located on the property. Mr. Koteles stated the dumpster is collected every Tuesday.

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Overgrowth and loose pallet near the property's utility connections.

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Overgrowth and weeds on the rear lot.

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Overgrowth and weeds on the rear lot.

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Debris pile in rear garage

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Oil spill on gravel in rear garage.

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Plant from the outside is growing into the rear storage building.

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Wasp nest near rear entry door.